

This Instrument Prepared By:
THE SCHNEIDER LAW FIRM
6363 Poplar, Suite 101
Memphis TN 38119
SLF File Number: 06-2881

RETURN TO:
Covenant Escrow Services
9056 Stone Walk Place
Germantown, TN 38138

(901) 759-0409

(901) 682-5048

WARRANTY DEED

THIS INDENTURE IS made and entered into this 15th day of June, 2006, by and between **MADELINE C. COOPER, unmarried**, Grantor; and

Grantee. **Demetria E. Bray**, a single woman

WITNESSETH: That for and in consideration of Ten Dollars (\$10.00) cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby bargain, sell, convey, and warrant unto the Grantee, its heirs and assigns, the following described real estate, situated in DeSoto County, Mississippi, to-wit:

Lot 358, SECTION D, CARRIAGE HILLS SUBDIVISION, in Sections 23 & 24, Township 1 South, Range 8 West, as shown on Plat of record in Plat Book 5, Pages 4-5, in the Chancery Court Clerk's Office of DeSoto County, Mississippi, to which Plat reference is hereby made for a more particular description of the property.

BEING the same property conveyed to the **WILTON DONALD COOPER** and wife, **MADELINE W. COOPER**, joint tenants with full rights of survivorship and not as tenants in common, by Warranty Deed recorded in Deed Book 76, Page 100, in the Chancery Court Clerk's Office of DeSoto County, Mississippi. The Grantor covenants and warrants that **WILTON DONALD COOPER** died a resident of DeSoto County, Mississippi, on or about November 29, 1978. The Grantor further covenants and warrants that she and **WILTON DONALD COOPER** were legally married prior to the time they acquired the above property and that their marriage continued uninterrupted until the death of **WILTON DONALD COOPER** on or about November 29, 1978. **MADELINE C. COOPER** covenants and warrants that she is one and the same as **MADELINE W. COOPER** in Warranty Deed recorded in Deed Book 76, Page 100.

2006 City of Southaven and DeSoto County taxes have been prorated between the Grantor and the Grantee. This conveyance is subject to 2006 City of Southaven and DeSoto County taxes, not yet due and payable, which the Grantee assumes and agrees to pay; subdivision restrictions, building lines, and easements of record in Plat Book 5, Pages 4-5, as amended in Deed Book 75, Page 125; subdivision and zoning regulations in effect in DeSoto County, Mississippi, and rights of way and easements for public roads and public utilities.

Tax Parcel I.D. Number: 1086-2306.0-00358.00

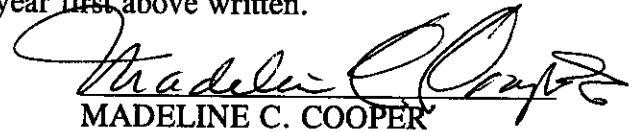
TO HAVE AND TO HOLD the above described real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, successors and assigns in fee simple forever.

The Grantor covenants with the Grantee that it is lawfully seized and possessed of said land in fee simple, that it has a good right to convey it, that the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to said land to the said Grantee, its heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall

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include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS the signature of the Grantor the day and year first above written.

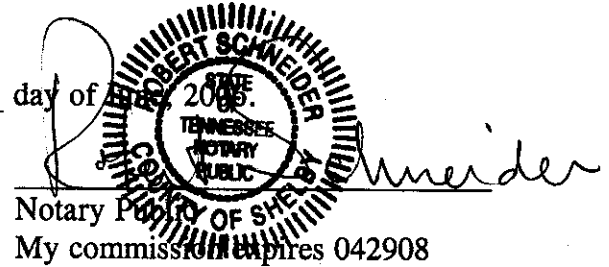

MADELINE C. COOPER

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me, the undersigned Notary Public, in and for said State and County aforesaid, the within named MADELINE C. COOPER,* who acknowledged that she signed and delivered the foregoing instrument on the day and year therein mentioned as her voluntary act and deed.

*unmarried

Given under my hand and seal at office this 15th


Notary Public of Shelby
My commission expires 042908

Grantor's Mailing Address:
3699 Swinnea Road
Southaven, MS 38672

Grantee's Mailing Address:
998 Boulder Cove
Southaven, MS 38671

Grantor's phone number:
662-429-4522
901-496-9439

Grantee's phone number:
(901) 550-0597
(901) 416-7240

Property Address: 998 Boulder Cove
Southaven, MS 38671